



**CITY OF SUNNYVALE
REPORT
Planning Commission**

August 8, 2005

SUBJECT: **2005-0417:** Application on a 6,200 square-foot site located at **919 Bluebell Way** in an R-O (Low-Density Residential) Zoning District. (APN: 213-03-049)

Motion Design Review to allow a first and second-story addition resulting in 48% Floor Area Ratio where 45% may be allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions Single Family Home

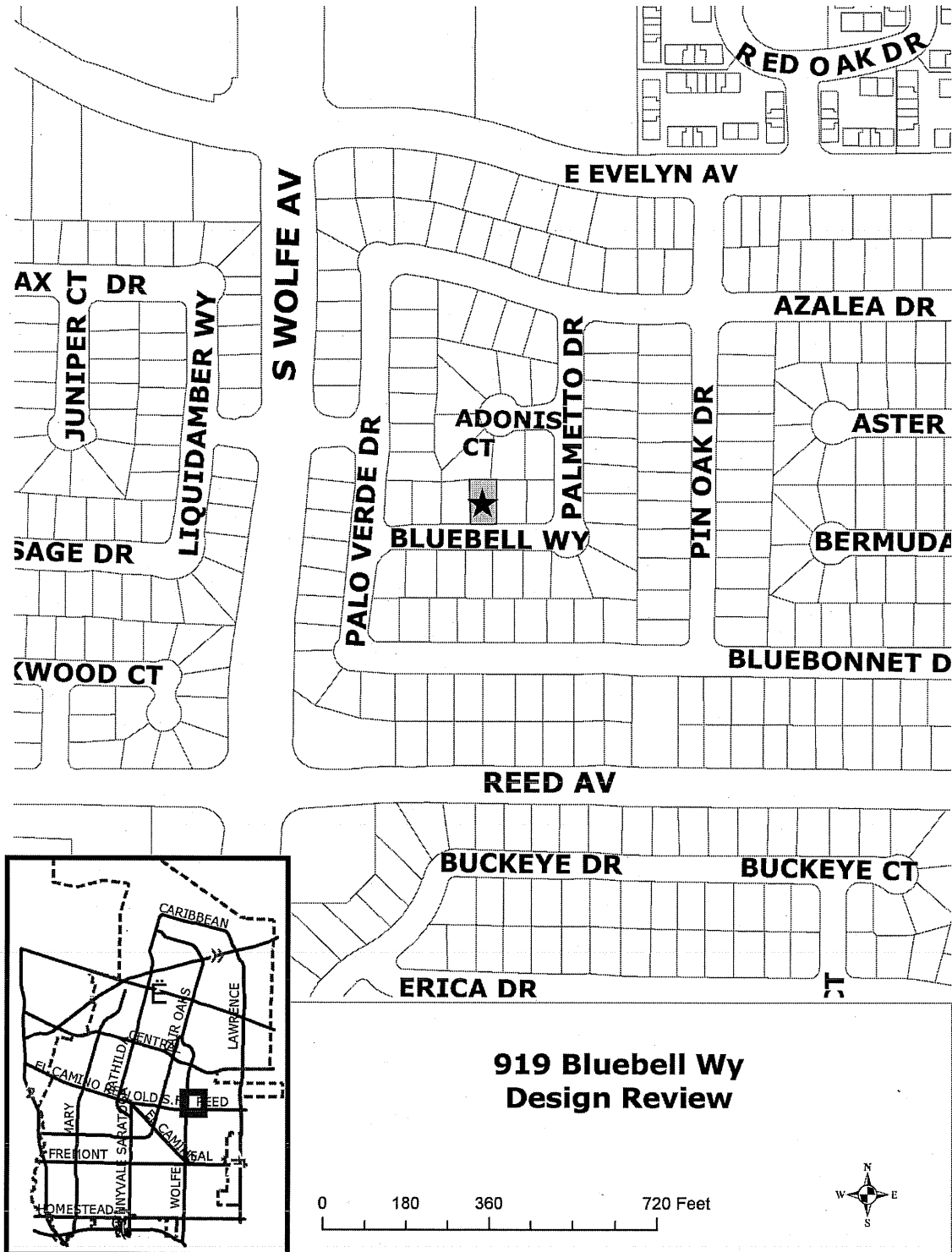
Surrounding Land Uses

North	Single Family Home
South	Single Family Home
East	Single Family Home
West	Single Family Home

Issues Lot Coverage, Floor Area Ratio

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	6,200	Same	6,000 min.
Gross Floor Area (s.f.)	2,069	2,982	No max.
Lot Coverage (%)	33%	39.7%	40% max.
Floor Area Ratio (FAR)	33%	48%	45% max. without PC review
Building Height (ft.)	12'6"	21'6"	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front	19'4"/NA	19'4"/42'0"	20'/25' min.
Left Side	7'/NA	7'/7'	5'2"/7' min.
Right Side	6'10"/NA	6'10"/36'4"	6'10"/11'0" min.
Rear	20'	20'	20' min.
Parking			
Total Spaces	2	2	2 min.
Covered Spaces	2	2	2 min.



Starred items indicate deviations from Sunnyvale Municipal Code requirements.

ANALYSIS**Description of Proposed Project**

The proposed project is to add a 394 square feet addition to the ground floor and 519 square feet of new second floor space at the left rear portion of the existing home. The project would result in a 48% Floor Area Ratio (FAR). All proposed additions that exceed 45% FAR shall be reviewed by the Planning Commission.

Background

Previous Actions on the Site: There are no previous planning items related to the site.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include minor additions to existing homes.

Design Review

Site Layout: The existing home is on a 6,200 square foot lot and was built in 1968. The proposed first and second floor additions are located at the left rear portion of the home and would meet the required setbacks. The proposed first floor addition would be for a new family room while the second floor addition would be for a new master bedroom.

Architecture: The proposed additions would match the existing home in color and material. The elevation view of the second floor addition suggests an awkward design because the relatively small addition appears out-of-proportion to the larger first floor area. This second-story addition is setback 22' from the face of the garage, which minimizes the awkward appearance. There are other two-story homes nearby, and some appear to have a similar original floor plan and now include a larger second story extending across the width of the home. The proposed addition meets other design guidelines, such as keeping the second story addition closest to the neighboring two-story home on the left and further away from the one-story home on the right.

The following Guidelines were considered in the analysis of the project architecture.

Single Family Home Design Techniques	Comments
<i>C. It is best to set second floor areas back as far as possible from the front façade of the home.</i>	The second floor would be set back 22' from the front of the home.
<i>F. New homes and second story additions constructed adjacent to smaller homes should maintain a one story profile adjacent to the one story homes as a transition to any two story building elements.</i>	The proposed second floor addition will be located immediately adjacent to the two story home on the left and opposite the one story property on the right.

Single Family Home Design Techniques	Comments
<i>Second floor additions should be in proportion to first floor areas. Second floor additions should not be too small. Generally, second floors that are less than 20% of the ground floor will appear awkward.</i>	The proposed second floor addition would be 17% of the proposed first floor. The placement of the addition over only the left rear side of the home makes an awkward design.

Parking/Circulation: The site provides the required two covered parking spaces and two uncovered spaces as required by the Sunnyvale Municipal Code 19.46.050.

Compliance with Development Standards/Guidelines: Although the second story design is smaller than recommended, placing the addition near the neighboring two-story home provides some level of continuity. The design also meets the criteria to set the addition back from the street. The first floor addition meets the design guidelines.

Expected Impact on the Surroundings: The proposed addition would result in an FAR of 48%. The immediate neighborhood consists of both one and two-story homes. There are 5 homes with a FAR between 40-50% in the same neighborhood, including the home on the left side which is 47% FAR. As a result, staff feels this project will be consistent with other homes in the area and will not have a negative impact on the neighborhood (See Attachment D).

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> Published in the <i>Sun</i> newspaper Posted on the site 15 notices mailed to property owners and residents adjacent to the project site 	<ul style="list-style-type: none"> Posted on the City of Sunnyvale's Website Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> Posted on the City's official notice bulletin board City of Sunnyvale's Website Recorded for SunDial

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Permit. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

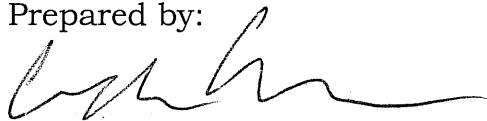
Alternatives

1. Approve the Design Review permit with attached conditions.
2. Approve the Design Review permit with modified conditions.
3. Deny the Design Review.

Recommendation

Recommend Alternative 1.

Prepared by:



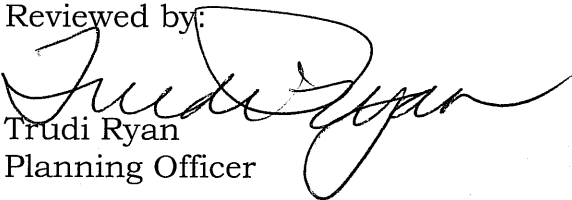
Andrew Miner
Project Planner

Reviewed by:



Gerri Caruso
Principal Planner

Reviewed by:



Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Map Showing Surrounding Property Sizes

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The home will be consistent with the neighboring home orientation with the second story adjacent to an existing second story home.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The 48% FAR is consistent with several homes in the area, especially the neighboring home which is at 47%.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The home adjacent to the addition has an existing second story with few windows, so there will be minimal intrusion to their privacy.

Recommended Conditions of Approval – Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- B. The one year expiration date of the Design Review shall be measured from the date of the approval by the final review authority at a public hearing if the permit is not exercised.
- C. Obtain Building Permits.